

15 Strathlea Close SW
Calgary, Alberta

MLS # A2226591



\$839,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Strathcona Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,161 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Few Trees | | |

| | |
|--------------------|----------------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Hardwood |
| Roof: | Asphalt Shingle |
| Basement: | Full, Unfinished |
| Exterior: | Stone, Stucco, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Vinyl Windows, Walk-In Closet(s) |

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|-------------------|-----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-G |
| Utilities: | - |

Inclusions: N/A

Welcome to 15 Strathlea Close SW – a beautifully maintained family home nestled in the heart of prestigious Strathcona Park! Situated on a quiet, family-friendly close, this bright and spacious two-storey residence offers over 2,150 sq.ft. of comfortable living space with 3 bedrooms and a versatile bonus room. The main floor boasts a functional layout featuring a sunny kitchen with maple cabinetry, tile flooring, and a large central island – perfect for casual meals and entertaining. A cozy great room with a double-sided fireplace opens into the lifestyle/dining room, while a convenient 2-piece bath and laundry/mudroom with access to the double attached garage complete the main level. Enjoy summer evenings in the sun-drenched south-facing backyard with a stylish cedar deck, complete with glass and aluminum railings. Upstairs, the spacious bonus room provides excellent flexibility for a home office, play area, or media space. The full, unfinished basement is ready for your creative touch, featuring high ceilings (9'8"). Located just minutes from top-rated schools, shopping centres, parks, and pathways, this is a fantastic opportunity to join one of Calgary's most desirable communities. Don't miss out – book your private showing today!